

3 Sunningdale Court Springfield Drive Newport



IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME

- EXCELLENT FAMILY LIVING SPACE.
- ENJOYING ELEVATED POSITION WITH FAR REACHING VIEWS
- CLOSE TO LOCAL AMENITIES AND MOTORWAY CONNECTIONS
- SPACIOUS LOUNGE WITH PATIO DOORS TO GARDEN
- DINING ROOM ENJOYING VIEWS
- FITTED KITCHEN/BREAKFAST ROOM
- LARGE CENTRAL HALLWAY AND CLOAKROOM
- FIVE WELL PROPORTIONED BEDROOMS
- LARGE FAMILY BATHROOM AND RE FITTED EN SUITE SHOWER ROOM
- PATIO AND LAWNED GARDEN TO REAR

£339,950

Ground Floor

Introduction

Nuttall Parker are delighted to offer for sale this very spacious five bedroom detached home located to the East side of Newport City Centre. The property is ideally positioned within easy reach of local amenities, road communications at junction 24 of the M4 motorway giving access to Cardiff and Bristol and leisure facilities at the Celtic Manor Resort.

3 Sunningdale Court occupies an elevated position off Springfield Drive with views over the Bristol Channel. To the front of the property there is a large driveway providing excellent off road parking and to the rear there is a patio and lawned garden.

The ground floor accommodation extends to central hallway, cloakroom, lounge with feature fireplace and patio doors to rear garden, dining room and kitchen/breakfast room. At first floor level there is a landing, Master bedroom with re fitted en suite shower room, three further good sized bedrooms and family bathroom. From the first floor landing a staircase leads to an impressive second floor bedroom/family living space with two roof windows and eaves storage.

This property benefits from gas fired central heating with updated Worcester combination boiler and has double glazed windows.

With living space extending to approximately 2000 sqft, an early inspection is highly recommended to appreciate the size and quality of accommodation offered. This comprises in greater detail:-

Hallway 21'7" x 6'4" (6.59 x 1.95)

An impressive space with uPVC double glazed entrance door and uPVC double glazed side window, opaque uPVC double glazed window, two central heating radiators, tiled floor, staircase to first floor accommodation, coved ceiling, large storage housing Worcester floor standing combination boiler providing hot water and central heating.

Cloakroom 5'2" x 4'1" (1.60 x 1.25)

low level wc., pedestal wash hand basin with tiled splash back, central heating radiator, opaque uPVC double glazed window to side, coved and textured ceiling.

Lounge 27'9" x 13'0" (8.48 x 3.98)

uPVC double glazed patio doors to rear, feature fireplace with marble inset and hearth and living gas flame fire, dado rail, coved and textured ceiling, two central heating radiators.

Dining Room 13'10" x 8'8" (4.22 x 2.65)

Central heating radiator, uPVC double glazed window to front enjoying views, coved and textured ceiling.

Kitchen/Breakfast Room 15'9" 11'4" (4.82 3.46)

Comprehensive range of wall and base units with round edge work surfaces and tiled splash backs, inset stainless steel sink and drainer with swivel mixer tap, inset Neff five burner gas hob and canopy filter hood over and Neff stainless steel oven and grill beneath, plumbing for washing machine, uPVC double glazed window to rear, ceramic tiled floor, central heating radiator, integrated Bosch dishwasher, built in fridge and freezer, double glazed door to outside.

First Floor

Landing

Spacious landing area with under stairs storage cupboard , stairs to second floor accommodation ,central heating radiator, doors opening to :-

Master Bedroom 14'2" plus depth of wardrobes x 13'0" (4.32 plus depth of wardrobes x 3.97)

uPVC double glazed window enjoying far reaching views, telephone point, mirror fronted wardrobes with sliding doors along one wall, coved and textured ceilings, door to :-

Ensuite

Re-fitted with low level wc with hidden system, inset wash hand basin with mono block mixer tap and fitted storage cabinets beneath, white wall tiling with feature border, large shower with thermostatic hand held and daisy head fittings, large towel radiator, ventilation fan, opaque uPVC double glazed window.

Bedroom 2 13'1" x 11'4" (3.99 x 3.46)

Mirror fronted fitted wardrobes, central heating radiator, uPVC double glazed window to rear, coved and textured ceiling.

Bedroom 3 10'9" x 8'10" (3.28 x 2.70)

uPVC double glazed window to front, coved and textured ceiling, central heating radiator.

Bedroom 4 11'5" x 7'8" (3.49 x 2.34)

uPVC double glazed to rear, central and heating radiator, coved and textured ceiling.

Bathroom 7'10" x 7'6" (2.39 x 2.30)

Feature floor and wall tiling, pedestal wash hand basin, low level wc, panel bath with glass screen and thermostatic shower over, opaque uPVC double glazed window to rear, ventilation fan.

Second Floor

Landing

Textured ceiling door to :-

Bedroom 5/Family living space 29'1" into alcove x 16'0" (8.87 into alcove x 4.89)

Two central heating radiators, eaves storage cupboards, two double glazed roof windows, television aerial point, exposed roof timbers.

Outside

To the front of the property there is a large driveway providing excellent off road parking with steps to front entrance door and sun terrace with balustrade enjoying views. To the rear there is a patio and steps to well proportioned lawned garden.

Services

All main services are available to the property.

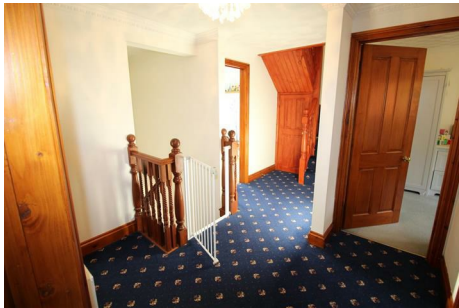
Tenure

We are advised that the property is Freehold (solicitors to confirm)

Viewing

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.





Energy Efficiency Rating

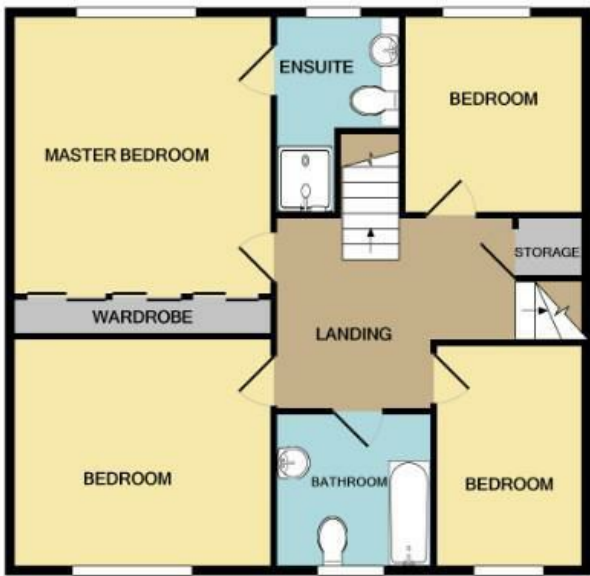
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	78
England & Wales	EU Directive 2002/91/EC 	

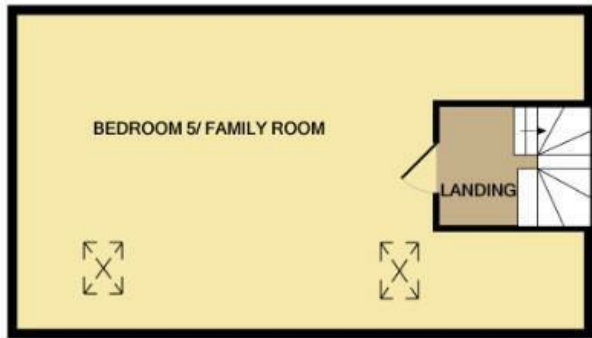


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR